



FIRST CONGRESSIONAL DISTRICT

MSHDA. Making Michigan a better home.

The Michigan State Housing Development Authority is dedicated to making Michigan a better place to call home. Every partnership we forge, every program we design, everything we do works toward the goal of enhancing Michigan's economic and community vitality through housing and preservation activities.

For those areas of Michigan damaged by economic or social downturns, federal funding is vital. The growth and security of the state's homeowners, local businesses and communities are supported by Low-Income Housing Tax Credits (LIHTC), HOME funds, Tax-Exempt Bonds, and Federal Historic Preservation Tax Credits.

The focus of MSHDA is on:

- Creating affordable housing
- Ending homelessness
- Blight removal
- Stabilizing neighborhoods
- Revitalizing downtown areas



COURTHOUSE, CRYSTAL FALLS

STATE OF MICHIGAN FEDERAL FUNDING IMPACT (FY 2013-2016)

LOW-INCOME HOUSING TAX CREDIT*

STATEWIDE INVESTMENT:

\$1.1B

DISTRICT:

\$87.8 M

The LIHTC program is the most successful affordable housing production program in U.S. history forging public-private partnerships between the Federal government, state allocating agencies and private sector developers. MSHDA uses the 9% and 4% credit to assist in the financing of new construction and the preservation of existing structures.

THE HOME INVESTMENT PARTNERSHIP

STATEWIDE INVESTMENT:

\$73M

DISTRICT:

\$5.5M

The HOME program helps communities build, buy or rehabilitate affordable housing for rent or ownership, often in partnership with local nonprofit groups. This flexible program allows state and local governments to use HOME funds for grants, direct loans, loan guarantees, rental assistance, security deposits or other credit enhancements.

TAX-EXEMPT BONDS

STATEWIDE INVESTMENT:

\$261M

DISTRICT:

\$9.1M

MSHDA utilizes tax-exempt Private Activity Bonds to finance construction/rehabilitation loans for rental developments and federally-assisted rental housing as well as to fund single family mortgage products. These loans are designed to be used with the Low-Income Housing Tax Credit (Note: MSHDA single family products are not reflected in the above totals).

FEDERAL HISTORIC PRESERVATION TAX CREDIT

STATEWIDE INVESTMENT:

\$129M

DISTRICT:

\$9.2M

The Federal Historic Preservation Tax Credit encourages investment in vacant or underused older buildings. Once rehabilitated, these structures end up back on local tax rolls and contributing to the community once again. Since 2003, historic rehabilitations using federal preservation tax credits resulted in nearly \$2.5 billion in direct investment.

*Number is a 10-year value of LIHTC
(All numbers are rounded to the nearest million)



APPLE BLOSSOM

IRON RIVER

DEVELOPMENT INFORMATION

TOTAL COST:

\$6.4M

UNITS:

22

JOBS CREATED*:

59

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

MSHDA INCENTIVES/INVESTMENTS

ANNUAL LIHTC:

\$680,586

LIHTC 10-YEAR VALUE:

\$6.8M

HOME FUNDS:

\$609,405

(All numbers are rounded to the hundred thousand)

"Federal funding is crucial for the creation and retention of affordable housing units. Without it, deals like Apple Blossom would be very difficult to finance. We are thankful for the financial support MSHDA was able to bring to the table."

***Tim Hovey, Principal
Gryphon Group***

Apple Blossom Apartments in Iron River is one of many enhancements made in recent years to the thriving downtown district of this charming Upper Peninsula town, along with commercial, retail and other residential buildings. A skate park, bike paths and public schools are also in close proximity. The 22-unit family development is the result of the reuse of the historic Iron River Central School building. Many of the building's architecturally significant features – including stonework, gables and cupola – have been preserved or repaired. A landscaped courtyard, play area and carports have been added. The development is in accordance with Green Communities design criteria for eco-friendliness and utility efficiency.



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GRANDVIEW MARQUETTE/HOLY FAMILY ORPHANAGE

MARQUETTE (Numbers estimated. Property currently under construction.)

DEVELOPMENT INFORMATION

- TOTAL COST: **\$16M**
- UNITS: **56**
- JOBS CREATED*: **143**

MSHDA INCENTIVES/INVESTMENTS

- ANNUAL LIHTC: **\$1.5M**
- LIHTC 10-YEAR VALUE: **\$15M**
- FEDERAL HISTORIC PRESERVATION TAX CREDITS: **\$2.9M**

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CARSON SQUARE

TRAVERSE CITY

DEVELOPMENT INFORMATION

- TOTAL COST: **\$5.9M**
- UNITS: **36**
- JOBS CREATED*: **55**

MSHDA INCENTIVES/INVESTMENTS

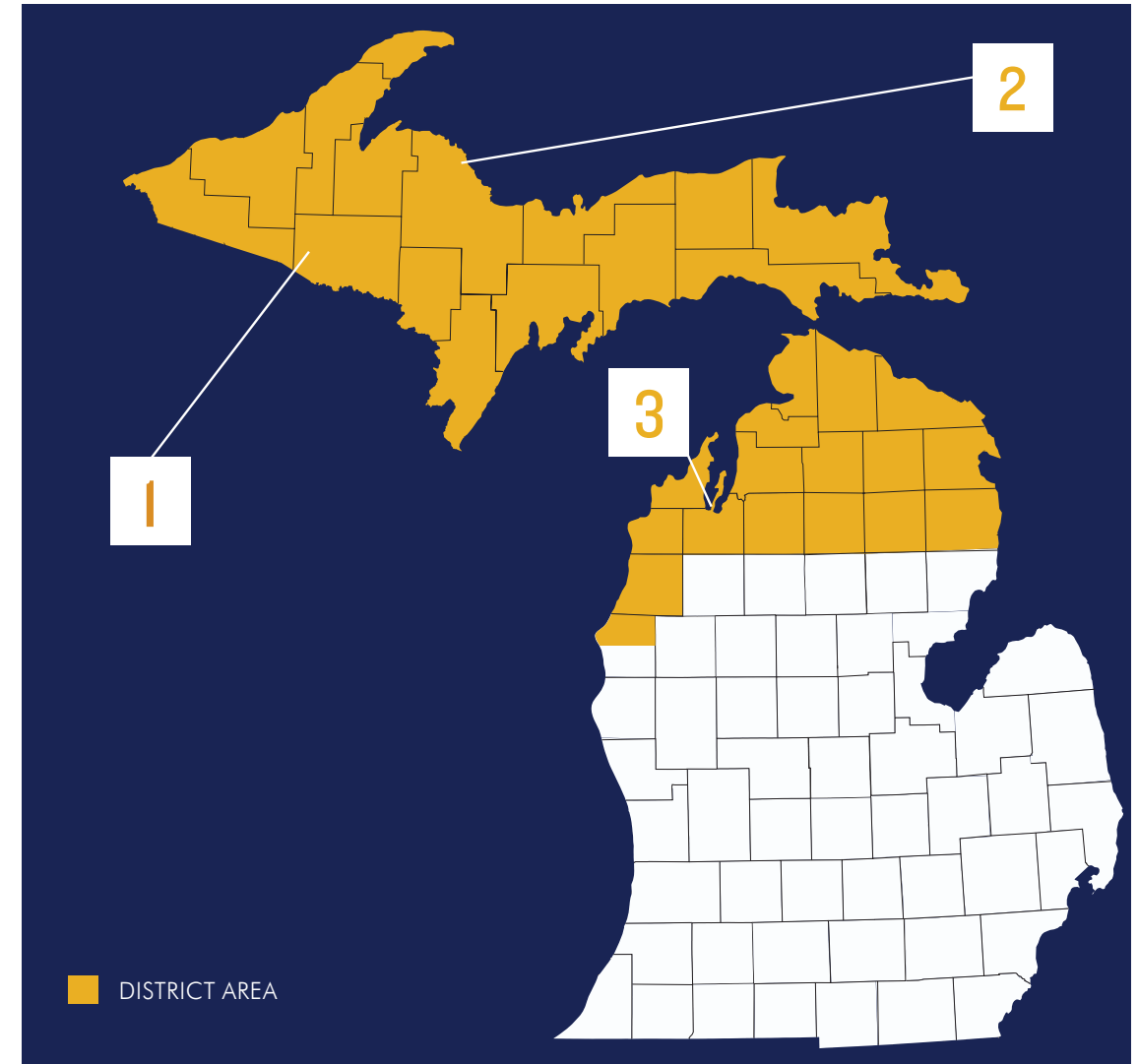
- ANNUAL LIHTC: **\$507,007**
- LIHTC 10-YEAR VALUE: **\$5M**
- HOME FUNDS: **\$640,000**

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

(All numbers are rounded to the nearest hundred thousand)

STATE OF MICHIGAN

1ST CONGRESSIONAL DISTRICT





The Michigan State Housing Development Authority enhances economic and community vitality through housing and historic preservation activities.

MICHIGAN.GOV/MSHDA
1-855-MI-MSHDA

